

STATE MS.-DE SOTO CO.  
FILED

AUG 22 10 13 AM '94

BK 274 PG 720  
W.E. DAVIS CH. CLK.

by: G. Stokes, Jr.

Prepared By and  
Return To: William F. Hagan  
Post Office Box 679  
Hernando, MS. 38632  
(601) 429-9048

DANIEL B. GILL, ( Grantor (

TO (

W. H. LONG, ET UX, (

Grantees (

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, DANIEL B. GILL, being one and the same person as DAN B. GILL, do hereby grant, bargain, sell, convey, and warrant to W. H. LONG and wife, PEGGY LONG, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Part of all quarters of the Northeast Quarter of Section 18, Township 2 South, Range 7 West, DeSoto County, Mississippi:

Commencing at a point commonly accepted as the northeast corner of said Section, said point being on the centerline of Swinnea Road; thence run South 00° 28' 11" a distance of 1161.17 feet along the east line of said section to a point; thence run South 89° 34' 13" West a distance of 40.00 feet to a point on the west right-of-way line of said road, said point being the Point Of Beginning; thence run South 00° 25' 47" East a distance of 600.93 feet along said west right-of-way to a point; thence run North 89° 22' 10" West a distance of 1940.27 feet to a point; thence run North 00° 13' 13" West a distance of 927.59 feet to a point; thence run South 89° 29' 31" East a distance of 1602.32 feet to a point on the west line of the French property; thence run South 42° 34' 41" East a distance of 143.74 feet along said French west line to a 20-inch oak tree; thence run South 46° 16' 43" East a distance of 324.80 feet along said French west line to the Point Of Beginning and containing 40.00 acres.

The above described property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any prior reservation or conveyance of minerals, of every kind and character, including, but not limited to, oil, gas, sand, and gravel, in, on, and under subject property; and subject to taxes for the year 1994, which taxes are not yet due or payable, but which constitute a lien which relates back to

January 1, 1994.

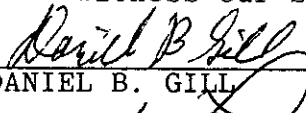

Taxes for the year 1994 will be paid by Grantor when due. Taxes for all subsequent years are to be the responsibility and liability of Grantees, their heirs and/or assigns.

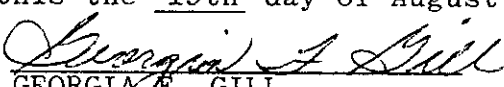
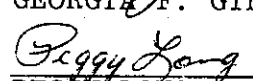
As part of the consideration herein, Grantees do hereby covenant and contract that they will construct and build a road, at or better than county specifications, across said real property to the north line thereof, and that Grantor herein, his heirs, assigns, or other representatives, shall have full and complete joint use and enjoyment of said road for all purposes of egress and ingress to the property north of this said real property. That the full cost of construction of said road shall be the responsibility and liability of Grantees herein. Grantees join in the execution of this Deed to denote their agreement to this covenant.

GEORGIA F. GILL, wife of Grantor DANIEL B. GILL, joins in this conveyance to convey any and all right, title, or interest which she may have or possess in or to said real property.

Possession of the above described real property shall be given to Grantees upon delivery of this Deed.

Witness our signatures, this the 19th day of August, 1994.

  
 DANIEL B. GILL  
  
 W. H. LONG

  
 GEORGIA F. GILL  
  
 PEGGY LONG

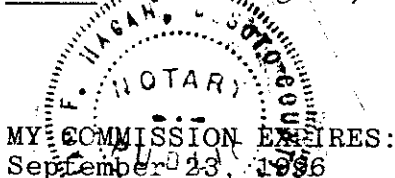
Mr. Daniel B. Gill  
 Post Office Box 115  
 Nesbit, MS. 38651  
 Home: (601) 429-6296  
 Work: (601) 429-6296

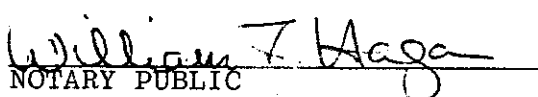
Mr. and Mrs. W. H. Long  
 720 White Oak  
 Southaven, MS. 38671  
 Home: (601) 349-2839  
 Work: (601) 393-6839

STATE OF MISSISSIPPI  
 COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named DANIEL B. GILL and wife, GEORGIA F. GILL, and W. H. LONG and wife, PEGGY LONG, who each acknowledged that they signed and delivered the above and foregoing WARRANTY DEED as their free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 19th day of August, 1994.

  
 MY COMMISSION EXPIRES:  
 September 23, 1996

  
 NOTARY PUBLIC